



PLANNING COMMISSION AGENDA-DRAFT

December 22, 2015

5:00 p.m. –1st Floor Council Chambers

ADOPTION OF MINUTES: November 24, 2015

I. PUBLIC HEARINGS

1. ASHTON SPRINGS PHASE 2, R/S OF A PORTION OF TRACT 1 ANSLEE SUBDIVISION
2. NATURES LANDING AT THE RESERVE, PHASE 1A; R/S OF LOTS 225-227 & 260-265 NATURES LANDING AT THE RESERVE, PHASE 1
3. OAK GROVE PHASE 3 AT FARLEY FARM; R/S OF LOT 1 OF FARLEY FARM
4. TONEY COMMERCIAL SUBDIVISION (MINOR)
5. **ZONING**
 - (a) MEADOWS 2 ZONING (1519)

II. SUBDIVISIONS

1. ASHTON SPRINGS PHASE 2, R/S OF A PORTION OF TRACT 1 ANSLEE SUBDIVISION

Relayout (253 lots) Developer: Valor Communities
Preliminary (49 lots) Engineer: Goodwyn, Mills, & Cawood, Inc.

Located: Northwest City; east of Indian Creek Road and south of Douglass Road
2. NATURES LANDING AT THE RESERVE, PHASE 1A; R/S OF LOTS 225-227 & 260-265 NATURES LANDING AT THE RESERVE, PHASE 1

Layout (7 lots) Developer: D.R. Horton, Inc.
Preliminary (7 lots) Engineer: Goodwyn, Mills, & Cawood, Inc.
Final (7 lots)

Located: Southwest City; north of Martin Road and west of Zierdt Road
3. OAK GROVE PHASE 3 AT FARLEY FARM; R/S OF LOT 1 OF FARLEY FARM

Repreliminary (30 lots) Developer: Farley Farm, Inc.
 Engineer: Smith Engineering

Located: Southwest City; west of South Memorial Parkway and north of Green Cove Road

4. TONEY COMMERCIAL SUBDIVISION (MINOR)

Layout (2 lots)

Developer: W. Toney

Engineer: Mullins LLC

Located: Northwest City; south of U.S. Highway 72 West and west of Promenade Point Parkway

5. WALDEN RUN AT PROVIDENCE PHASE 2 (APARTMENTS)

Repreliminary (130 units)

Developer: Walden at Providence, LLC

Engineer: Smith Engineering

Located: Northwest City; north of U.S. Highway 72 West and east of Providence Main Street

IV. ZONING

1. MEADOWS 2 ZONING (1519)

Located: East of U.S Highway 431 South and on the west side of Goose Ridge Drive

Proposed Zoning: Residence 1-A District (14.39 acres)

2. ZONING ORDINANCE AMENDMENT: SPECIAL EXCEPTION

Amends Article 92 – BOARD OF ADJUSTMENT, Section 92.5 – Powers and Duties, subsection 92.5.3 – Permitted Uses as Special Exceptions, by amending subsection 92.5.3 (2), subsection 92.5.3 (18), subsection 92.5.3 (33), and subsection 92.5.3 (36) to delete certified mailing language.

3. ZONING ORDINANCE AMENDMENT: VILLAGE BUSINESS C-6 ADDITION
Amends Article 75 – ALCOHOLIC BEVERAGE ESTABLISHMENT

REGULATIONS, Section 75.3 – Permitted Establishments by Districts, by amending subsection 75.3.1 Neighborhood Business C-1 and Neighborhood Business C-2 Districts and deleting subsection 75.3.7 Village Business C-6 District and amends Article 92 – BOARD OF ADJUSTMENT, Section 92.5 – Powers and Duties, subsection 92.5.3 – Permitted Uses as Special Exceptions, by amending subsection 92.5.3 (2) and subsection 92.5.3 (28) to update language concerning Village Business C-6 District.

V. INVOCATION/EXTENSION OF BONDS

1. Legacy Preserve Subdivision

2. Anslee Farms Phase 1A, A Resubdivision of Tract A, Anslee Farms Phase 1